

RETAIL SPACE COMING SOON

AUBURN, CA

1960 GRASS VALLEY HIGHWAY



PROPERTY HIGHLIGHTS



The property is located along Grass Valley Highway/ Highway 49, just South of Atwood Road, a busy commuter arterial of Auburn. This location has great street visibility and signage from Grass Valley Highway/Highway 49. The area surrounding the Center is heavily populated with great daytime population, high traffic counts, and major retailers.

FEATURES

Pad Space ±8,000 SF

Proposed ±34,142 SF of retail space:

±13,025 SF (divisible)

±12,000 SF (divisible)

±9,117 SF (divisible)

In the center of the City's strongest retail trade area

Immediate exposure and great accessibility along Grass Valley Highway/Highway 49 with a diverse variety of retailers in the surrounding area

Monument signage available

Ample parking with excellent ingress and egress

Easy access to all amenities and major businesses

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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	7,678	28,035	42,887
Daytime Population	14,400	43,473	54,806
Average HH Income	\$67,695	\$71,386	\$83,381
Grass Valley Highway/Highway 49 @ Atwood Road: 98,000 (2009 Caltrans) Average Daily Traffic Counts			

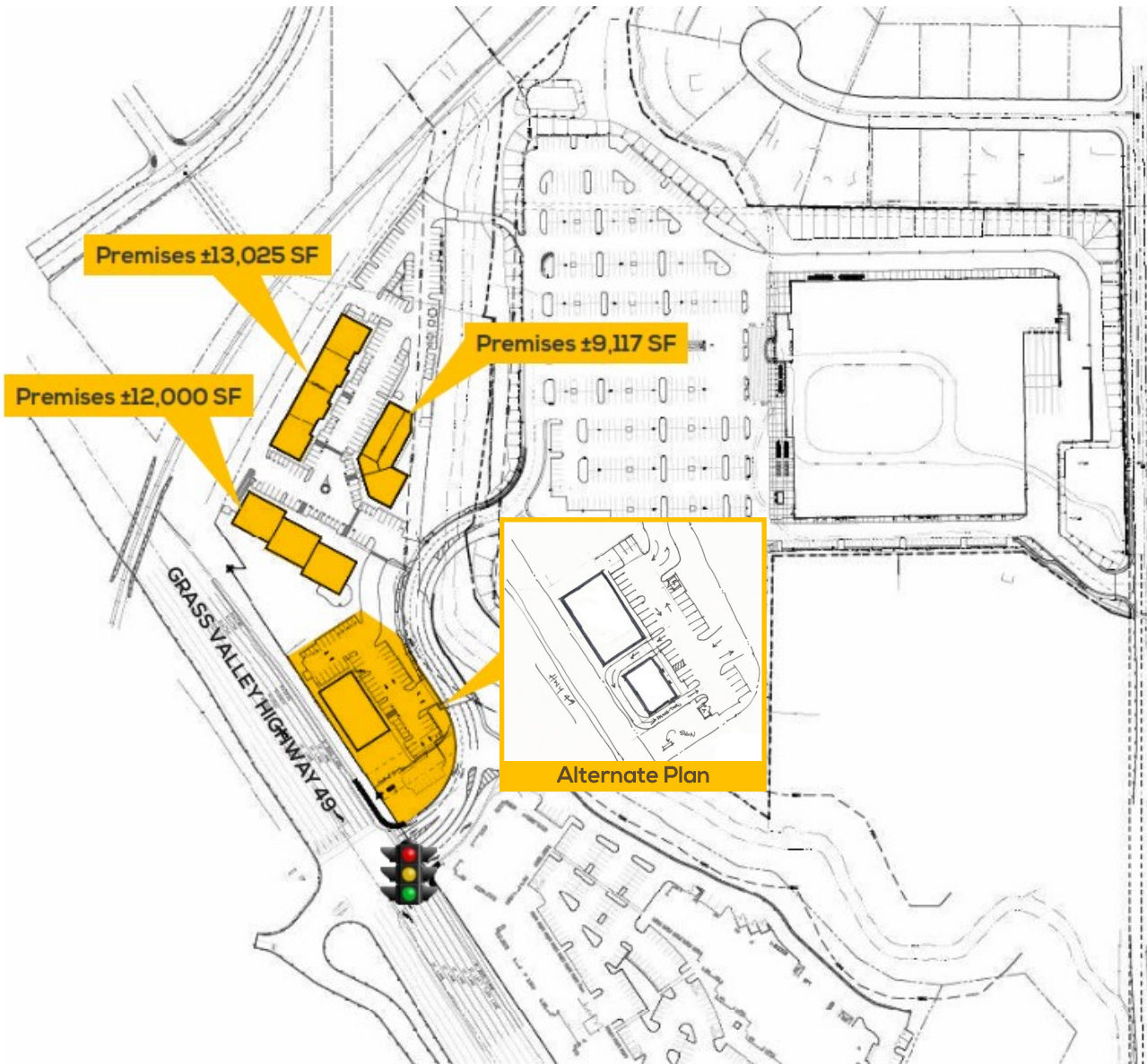
SURROUNDING TENANTS



AVAILABLE SPACE

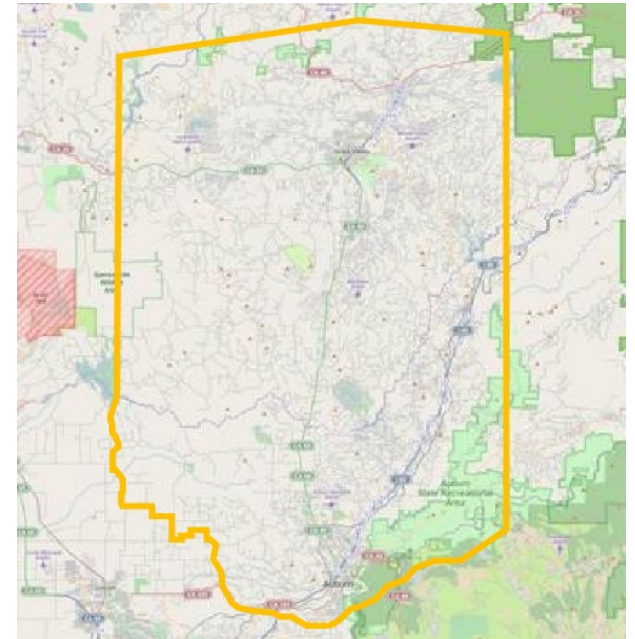
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TRADE AREA Significant Employers

EMPLOYERS	EMPLOYEES
Placer County	2,212
Sierra College	1,454
Placer Union High District	907
Cal Fire	291
Auburn Union Elementary School Dist.	245
PG&E	195



NEARBY TENANTS

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